

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SCD-24733 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: DEBBIE AND JOE HONRATH - Request for a Major Deviation from the Summerlin Development Standards TO ALLOW A TWO-FOOT SEPARATION BETWEEN A PROPOSED DETACHED ACCESSORY STRUCTURE AND THE PRIMARY DWELLING WHERE A SIX-FOOT MINIMUM SEPARATION IS REQUIRED at 11218 Blanc Vineyard Court (APN 137-26-814-035), P-C (Planned Community) Zone, Ward 2 (Wolfson)

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda – Protest/support postcards and protest letter

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated there is no hardship associated with this application and recommended denial.

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JESSICA AND MATTHEW LANE, 216 South 7th Street, appeared on behalf of the applicant. Using the overhead, MS. LANE displayed photos of the proposed accessory structure and stated that the setback reduction was requested due to the limited backyard area. She noted that they intend to keep the project in line with Summerlin requirements and had received prior approval from the Summerlin provided a building permit is obtained.

CHAIRMAN DAVENPORT questioned whether the rear of the property backs up to the street. MS. LANE confirmed that both the rear and the side back up to the street.

COMMISSIONER TROWBRIDGE stated he is very familiar with the subdivision. He acknowledged that the plans and drawings met the Summerlin requirements as well as the Homeowner's Association guidelines and moved to approve the application.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

